

SUBSTITUTE ORDINANCE NO. BL2018-1150

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by amending the Belmont University Institutional Overlay on various properties located along Wedgewood Avenue, Acklen Avenue, Bernard Avenue, Compton Avenue, Delmar Avenue, Ashwood Avenue, Caldwell Avenue, 12th Avenue South, 14th Avenue South, 15th Avenue South, Magnolia Boulevard and Belmont Boulevard, at the southwest corner of Wedgewood Avenue and 12th Avenue South, zoned RM20, RM40, CL, CN, CS, OR20 and R8 (91.76 acres), to expand the Institutional Overlay boundary and update the activity zones, all of which is described herein (Proposal No. 2018IN-001-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By amending the Belmont University Institutional Overlay on various properties located along Wedgewood Avenue, Acklen Avenue, Bernard Avenue, Compton Avenue, Delmar Avenue, Ashwood Avenue, Caldwell Avenue, 12th Avenue South, 14th Avenue South, 15th Avenue South, Magnolia Boulevard and Belmont Boulevard, at the southwest corner of Wedgewood Avenue and 12th Avenue South, zoned RM20, RM40, CL, CN, CS, OR20 and R8 (91.76 acres), to expand the Institutional Overlay boundary and update the activity zones, being various Property Parcel Nos. on various Maps of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on various Maps of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. Maximum building height for buildings fronting along 12th Avenue South in the Grand Entry Gateway Zone shall be 5-8 stories at the setback. An additional two stories are permitted at the corner with a minimum step-back of 20 feet.
2. The setback for buildings fronting 12th Avenue South in the Residential Campus Zone shall be 10-20 feet. A maximum height of three stories is permitted at the setback. An additional three stories in height are permitted with a minimum 20-foot step-back.
3. A corrected copy of the Belmont Institutional Overlay Master Development Plan incorporating the conditions of approval by Metro Council shall be provided to the Planning department prior to or with final

site plan application.

4. All applicable conditions of BL2005-555, as amended, remain in effect.

Section 4. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Burkley Allen

Colby Sledge
Members of Council